

- Page Three -

or abuse of the premises hereby leased, and further agree to maintain a policy indemnifying the Tenants and the Landlord against public liability in a manner, amount, and in a company, acceptable to the Landlord. The tenants further agree to maintain a policy insuring the Tenants and the Landlord against loss by breakage of plate glass.

(8) The Tenants agree that they will make no repairs, improvements, or alterations to the premises and building except at their own expense and after having first obtained the written consent of the Landlord.

(9) The Tenants are hereby given the privilege of erecting, maintaining, and using any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or other part of the building, of which the leased premises are a part, provided that they shall comply with all laws, ordinances and regulations applicable thereto of the City, County and State in which the leased premises are situate.

(10) The Tenants, shall bear at their own expense, any and all charges for fuel, heat, water, gas, electric lights, and power used on the leased premises, during the term of this lease.

(11) Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, upon giving notice thereof to the other party.

(12) This lease shall not be assigned, nor shall the premises or any part thereof be sublet, without the written consent of the Landlord.

3
S. J. P. R.